

**UNITED STATES BANKRUPTCY COURT  
EASTERN DISTRICT OF VIRGINIA  
ALEXANDRIA DIVISION**

**In re:**

**JULIANA RIAHI  
FKA JULIANA VLALUKIN  
FKA JULIANA VLALUKIN RIAHI  
FLA JULIANA KHALIFEH**

**Debtor.**

**CHAPTER 7**

**CASE NO. 13-11487-RGM**

**FIRST TENNESSEE BANK NATIONAL  
ASSOCIATION SUCCESSOR THRU  
MERGER WITH FIRST HORIZON  
HOME LOAN CORPORATION,**

**Plaintiff.**

**vs.**

**JULIANA RIAHI  
DONALD F. KING, TRUSTEE,**

**Defendants.**

**ORDER GRANTING RELIEF**

Upon consideration of the Motion of the Plaintiff, First Tennessee Bank National Association successor thru merger with First Horizon Home Loan Corporation, to amend the automatic stay, the Debtor being granted a Discharge on October 31, 2013; the Trustee having endorsed this Order and agreeing to its entry and the Court finding grounds to grant the Motion, it is;

**ORDERED** that the automatic stay of 11 U.S.C., Section 362 be, and it is hereby, modified to allow the Plaintiff, its successors and assigns to enforce the lien of its Deed of Trust set out in its Motion pertaining to the property located at 1226 Potomac School Road, McLean, VA 22101, and described as follows:

**All that certain lot or parcel of land situate in the County of Fairfax,  
Commonwealth of Virginia, and being more particularly described as  
follows:**

**LOT 53, SECTION 3, EVERMAY, as the same appears duly dedicated, platted and recorded in Deed Book 3319, at Page 279, among the land records Fairfax County, Virginia.**

**AND BEING the same property as conveyed unto the Grantor by Deed dated 03/01/2001, and recorded on 03/07/2001, in Deed Book 11755, at Page 0374, among the aforementioned land records.**

Relief under this Order shall extend to the purchaser at any foreclosure sale to allow the purchaser to take such action under state law, as may be necessary, to obtain possession of the property.

DATED: Jan 31 2014

/s/ Robert G. Mayer

JUDGE

**NOTICE OF JUDGMENT OR ORDER**

**Entered on Docket**

January 31, 2014

I ask for this:

**/s/ KIMBERLY B. LANE**

Samuel I. White, P. C.

Kimberly B. Lane, Esquire, VSBN 78720

Counsel for First Tennessee Bank National Association successor thru merger with First Horizon Home Loan Corporation

1804 Staples Mill Road, Suite 200

Richmond, VA 23230

Seen and Agreed:

**/s/JIM REYNOLDS**

Jim Reynolds, Esquire, VSBN 33226

Counsel for Donald F. King, Chapter 7 Trustee

1775 Wiehle Avenue, Ste 400

Reston, VA 20190

**CERTIFICATE**

I hereby certify that this proposed Order is substantially in compliance with Standing Order Number 10-2 and that it has been endorsed by all necessary parties involved in this proceeding.

**/s/ KIMBERLY B. LANE**

Samuel I. White, P. C.

The Clerk shall mail a copy of the entered Order to the following:

Donald King  
Chapter 7 Trustee  
1775 Wiehle Avenue, Ste 400  
Reston, VA 20190

Linda D. Regenhardt, Esquire  
Counsel for Debtor  
8500 Leesburg Pike, Suite 7000  
Vienna, VA 22182

Juliana Riahi  
Debtor  
1226 Potomac School Road  
McLean, VA 22101